



THOMSON-MCDUFFIE COUNTY PLANNING COMMISSION
210 RAILROAD STREET, SUITE 1544
THOMSON, GEORGIA 30824 PH (706) 595-5355

APPLICATION FOR VARIANCE/ APPEAL/ REVIEW

(1) Variances. (2) Special exceptions. (3) Zoning changes. (4) Subdivision/planned development review. (5) Changes to the land development code. (6) Changes to the future land use map. (7) Adult entertainment review

Type of Application to be reviewed by Commission: (3) Zoning Changes (TYPE ABOVE)

Applications to the Planning Commission must be made in person by the property owner or authorized agent. Applications mailed, faxed or delivered to the Planning Commission will not be accepted.

Applications shall, if required, be accompanied by the following:

A.) A plat of the subject property showing the names of the adjacent property owners. If a plat is not available, an aerial photograph must be substituted. *An attached survey/plat of the property was prepared by:

Surveyor: John A. McGill Dated: November 2, 2022

B.) Proof of property ownership - warranty deed, security deed, or, if the property is being sold, an executed copy of the real estate sales contract and a deed "tie-in" to the seller of the property.

C.) If required, a complete site development plan, including the location of buildings and other structures, setbacks, a time schedule for the completion of the project, and any other information as may be required by the Planning Commission.

D.) Payment of application fee of \$ 400.00 Date: 12-31-22 Cash or Check No: 504
If check, make payable to "McDuffie County".

1.) The undersigned requests that one of the following should be granted:

☐ VARIANCE ☐ APPEAL (Of Director's Decision) ☐ REVIEW

Relating To:

1.)
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.)
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.)
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) Have previous applications been submitted to the Planning Commission regarding this same property/structure?

☐ Yes ☒ No If "Yes", give dates, brief details, and action taken:

3.) Application is made pertaining to the following property/structure:

☐ Structure or ☒ Property address: _____

Location: _____

711 Cedar Rock Rd., Tract "C"

Map/Parcel #: _____

Total Area: _____

0.41 acres (acre)

Of Total Area, how much do you, as applicant, own:

100%

(See "B" above.)

Property Zoned: _____

4.) Current use:

How many structures are located on this same property:

Residences # _____

0

(Occupied by: _____)

Out Buildings # _____

0

Use: _____

Commercial # _____

0

Use: _____

Other # _____

0

Use: _____

5.) Purpose of application: _____

Rezoning of parcel from R-2 (McDuffie County) to
R-1-A (City of Thomson)

6.) [This question is applicable only for variances in dimensional requirements.] Are there any inherent physical characteristics associated with your property that would necessitate the consideration or granting of a variance?

☐ N/A

☒ No

☐ Yes

If Yes, explain: _____

7.) [This question is applicable only for variances in dimensional requirements.] Since "mere inconvenience shall not constitute justification for the granting of a variance" (VIII, 2.2 (D)(6), what efforts (ex. purchase of additional property, relocation of structure, reduction in structure size, etc.) have been undertaken prior to the application for this variance which would have alleviated the necessity of a variance.

☒ N/A

Explain: _____

8.) [This question is applicable only for special exception or other Board reviews.] List below those nonconformities to any special exception or conditional review under review by this application.

☒ N/A

Explain: _____

8.5.) Is this a Development of Regional Impact?

☐ Yes

☒ No

9.) Title information

Agent: Delmar Brinkley Bradshaw

Owner: Lee L. Chapman

Address: P.O. Box 304, 617 Main St.
Thomson, GA 30824

Address: 104 Vining Way, Byron, GA 31008

Phone: 706-595-4654

Phone: 478-719-4082

Email: brink@realitybradshaw.com

Email: llchap@cox.net

10.) Conflict of Interest:

A.) Does any local government official or member of his/her family have a financial interest in the subject property?
(and/or)

B.) Has the applicant (whether authorized agent or property owner) made campaign contributions in the aggregate of \$250 or more within the last two years to any local government official.

Answer: [☒] No (To Both)

[] Yes (To Either) - Attach separate sheet giving details.

As witnessed by applicant's/agent's signature (below), applicant/agent does hereby agree to, and fully understands that:

x llc 1.) The submitting of false information by any means to the Planning Commission shall constitute grounds for denial of the variance/appeal and revocation of any applicable permits.

x llc 2.) Should the variance /appeal be denied, or conditionally approved, the applicant has a right to appeal to the Thomson City Council/McDuffie County Board of Commissioners at their next regular meeting the second Tuesday following the Planning Commission meeting. Appeals of decisions of the Board of Commissioners may be appealed to the Superior Court of McDuffie County.

x llc 3.) Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this variance application prior to the hearing will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.

x llc 4.) Failure by the applicant (or suitable representative) to attend the Planning Commission Board meeting at which his/her application is considered shall constitute grounds for recommending denial of the application.

I HEREBY WARRANT AS WITNESSED BY MY SIGNATURE BELOW THAT, UNDER PENALTY OF PERJURY, ALL OF THE STATEMENTS CONTAINED HEREIN, OR SUBMITTED WITH THIS APPLICATION, ARE TRUE TO THE BEST OF MY KNOWLEDGE AND THAT I FULLY UNDERSTAND ALL STATEMENTS CONTAINED IN THIS APPLICATION.

Lee L. Chap
(Applicant's Signature)

Date: 12-31-2022

(Applicant's Signature)

Date: _____

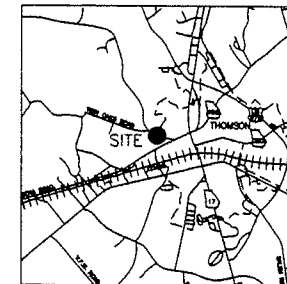
Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

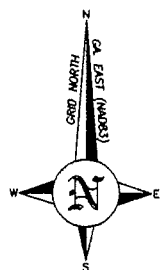
Date: _____

Comment Section:



SITE MAP
N.T.S.

CLERK OF SUPERIOR COURT

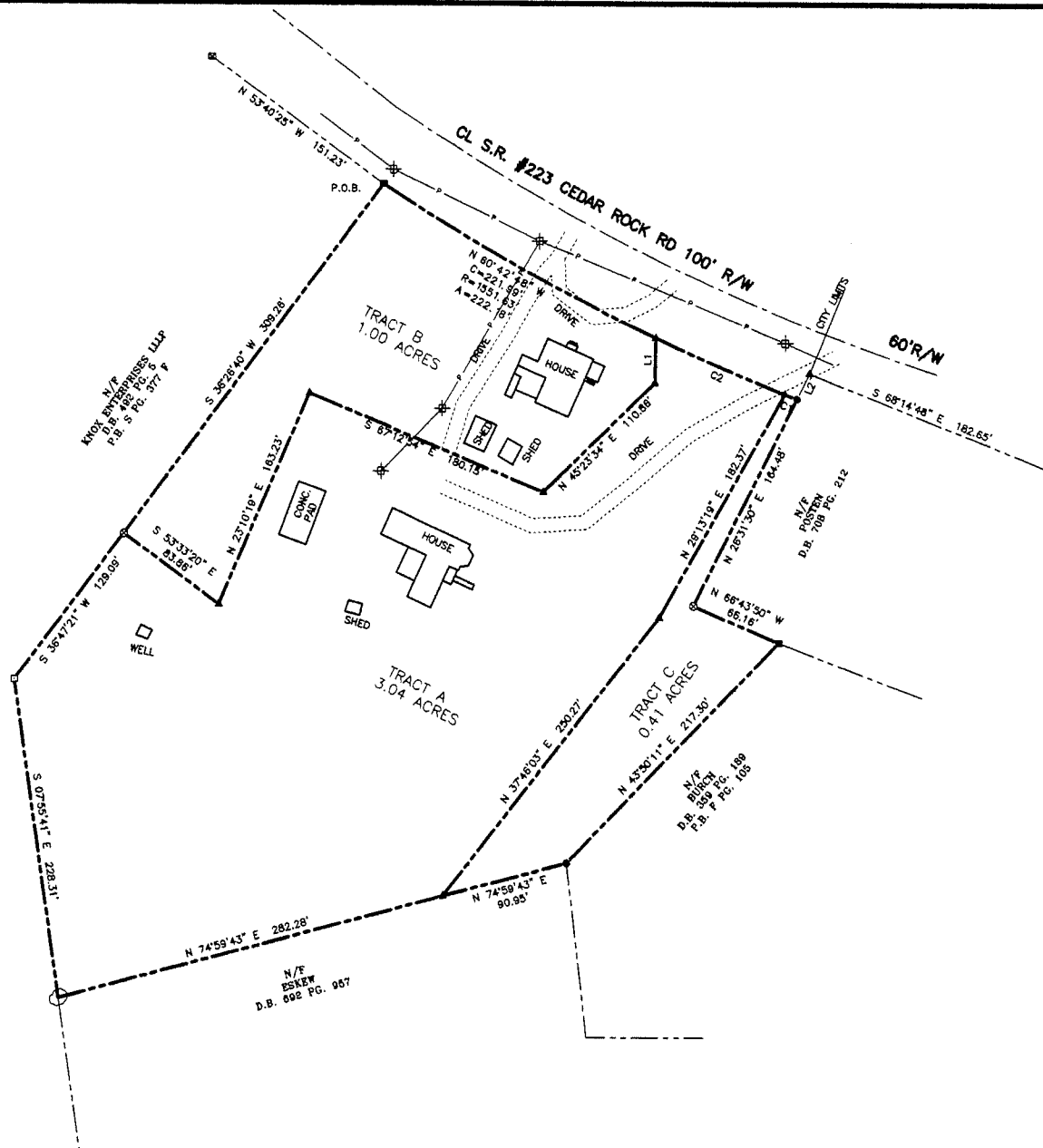


LINE	BEARING	DISTANCE
L1	N 01°07'03" E	11.35
L2	N 28°05'11" E	20.19

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N 85°40'54" W	9.30	19.30	1551.83
C2	N 65°59'24" W	100.00	100.02	1551.83

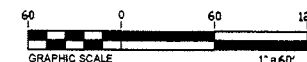
SYMBOLS LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- P.O.B. - POINT OF BEGINNING
- 1/2" REBAR SET
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND
- 1/2" ROD FOUND
- 1/2" PIPE FOUND
- CONCRETE R/W MONUMENT
- OAK WITH "X"



REFERENCES

- DEED BOOK 272, PAGE 136-138.
- PLAT BOOK G, PAGE 24.



GENERAL NOTES

- ALL UTILITIES ARE NOT SHOWN ON THIS SURVEY.
- ALL FENCES ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
- THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
- FLOOD ZONE INFORMATION IS NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67 AND HB 76 (2017) FORMERLY HB 1004 BY SURVEYOR JOHN A. MCGILL #1753.

PLAT FOR:

LEE L. CHAPMAN

? ACRES
LAND LOT ?; ? LAND DISTRICT
134 G.M.D.
McDUFFIE COUNTY, GEORGIA

SURVEY DATE	NOVEMBER 2, 2022
MAP CLOSURE	1/
DRAWN BY	M.J.M.
JOB NO.	2022-2338
C.O.A. No.	LSF000082
SHEET NO.	1 OF 1
REVISIONS	



JOHN A. MCGILL, P.C.
Land Surveying
NPDES Monitoring

McGill and Associates, Est. 1972
834 Sheldale Pond Road
Thomas, Ga. 30084
Phone: (706) 686-6612
Fax: (706) 686-7448
Email: ajf@johnamcgillpc.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CARLSON BRX7. ANGLES TURNED BY A CARLSON BRX7 AND DISTANCES MEASURED WITH A CARLSON BRX7.



Thomson-McDuffie Planning Commission
210 Railroad Street, Suite 1544
Thomson, Georgia 30824
706-595-5355

Agent Authorization By Property Owner

For use by property owner for the purpose of allowing an agent to apply for a variance and/or zoning change governed by the Land Development (Zoning) Code of McDuffie County.

Property Description: Lot 0.41 acres 711 Cedar Rock Rd., Tract C

[The description at a minimum must include the parcel size in acreage, or square footage, or lot dimensions; and the description of the physical location of the property.]

Owner's Name: Lee L. Chapman

Owner's Address: 104 Vining Way
Byron, GA 31008

Telephone Number: 478-719-4082

[Note: All owners of the property must sign this authorization. If a property is in the husband's and wife's name, both must sign. If necessary, this blank form may be duplicated for use with each owner.]

Description of Agent's Application: Rezoning of parcel from R-2 (McDuffie County)
to R-1A (City of Thomson)

Intended Property Use: _____

Agent's Name: Delmar Brinkley Bradshaw

Agent's Address: P.O. Box 304
Thomson, GA 30824

Agent's Phone Number: 706-595-4654

I hereby warrant that I am the owner of the above described property and hereby authorize the above named agent to apply for a land use change as it relates specifically to the property described above.

Lee L. Chapman
Signature of Owner

Sworn to and subscribed before me this the
5th day of January 2023

Wanda J. White
Notary Public

My commission expires: 10-21-2023

(Notary Seal)

